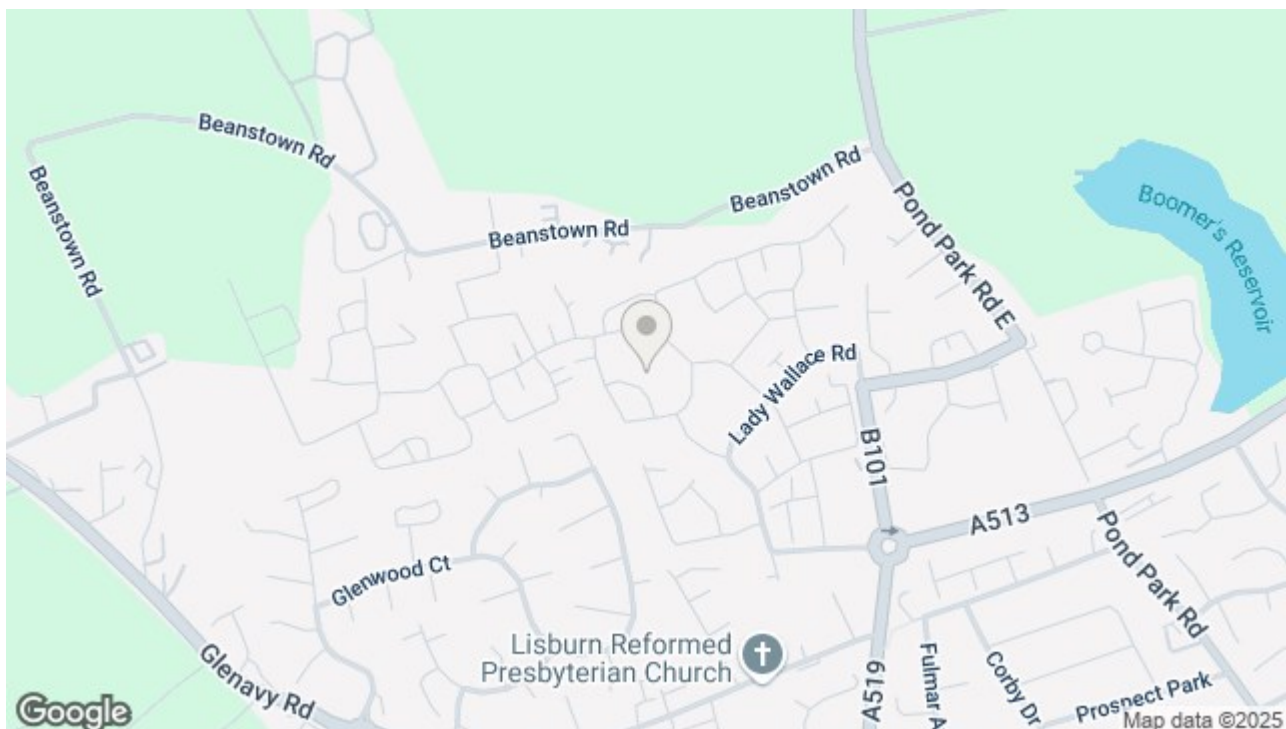




26 FOUNTAIN CRESCENT, LISBURN, BT28 3WB



OFFERS AROUND £239,000

We are delighted to offer for sale this modern semi detached home in this popular residential area in Lisburn. The modern turn key property comprises living room, modern fitted kitchen with dining area, sunroom, downstairs w.c, three bedrooms and a family bathroom.

This family home has been constructed in recent years so has all the benefits of a new build home and many added extras. Only on internal inspection will you truly appreciate the show house style feel along with the high specification of finish used throughout the kitchen, bathroom and living room. Outside the property further benefits from a large garden ideal for those with a growing family.

This fantastic semi-detached home is superbly placed, commanding this superior setting and fronting onto well-maintained greenery within the extremely desirable and highly sought-after development, that is easily accessible to both Lisburn and Belfast, as well as arterial routes, schools, and transport links along with the motorway and Hilden railway station, to name a few!

Property in this development has sold very quickly in recent times, so early viewing is advised.



At a glance:

- Semi detached home
- Living room
- Sunroom
- Downstairs w.c
- Three bedrooms
- Kitchen/ Dining area
- Utility room
- Family bathroom

Entrance Hall

10'1" x 4'9"

Pvc glazed front door to entrance hall with tiled flooring.

Living Room

12'7" x 13'8"

Bright spacious living room with panel walls and wooden flooring. Feature fireplace.

Kitchen/Dining Room

11'4" x 12'3"

A range of high and low level units including stainless steel sink unit and single drainer, integrated oven, hob, fridge freezer and dish washer. Tiled splash and floor area.

Sun Room

Tiled floor and double doors to rear.

Utility Room

8'6" x 4'9"

Low level units and recess for washing machine. Tiled floor and splash.

WC

5'0" x 4'9"

Low flush w.c and wash hand basin. Tiled floor and splash.

Landing

Spacious landing

Bedroom 1

12'0" x 9'10"

Front facing bedroom.

Bedroom 2

12'2" x 9'10"

Rear facing.

Bathroom

7'5" x 8'2"

White suite comprising low flush w.c, wash hand basin and panel bath with over head shower. Tiled floor and splash area.

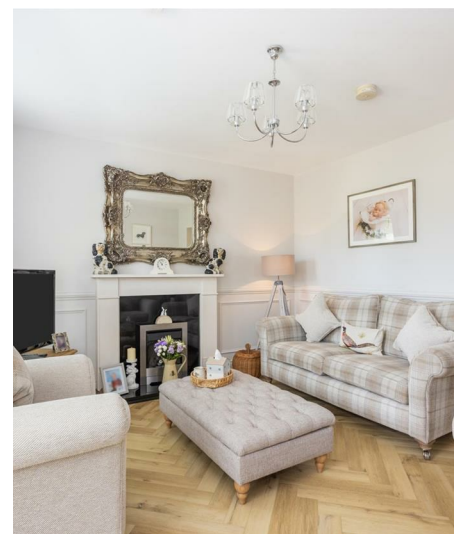
Bedroom 3

8'8" x 7'5"

Rear facing.

outside

To the front is a good sized garden with ample off street parking. To the rear is an enclosed garden with paved patio area and garden laid out in lawns.










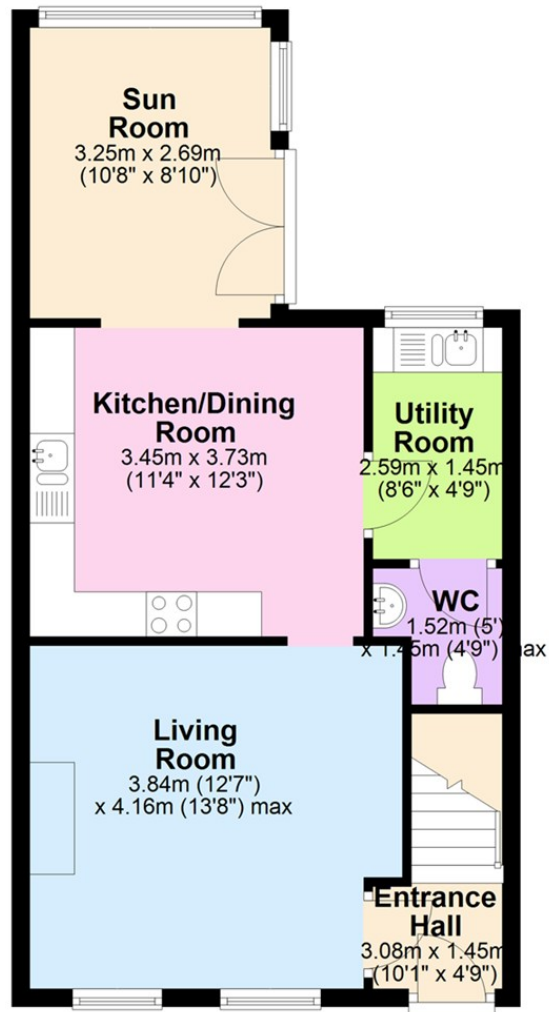






Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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